

BRENTWOOD HILLS

HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Regular Meeting Minutes November 11, 2025

1. **Call to Order & Roll Call:** The meeting was called to order by Olin Barnett, President at 7:00 PM.
 - Roll Call of Directors/Verification of Quorum: Olin Barnett (President), Larry Lewis (Vice President), Adam Bouters (Secretary) was present. Glen Greenly was on the phone. A quorum was established. Mcneil Management was present.

2. **Proof of Notice**
 - Verification of Timely Notice of Meeting: Timely posting of meeting notice and agenda were confirmed by placing it on the HOA website. And at the conspicuous location at the community center in accordance with HOA Bylaws.

3. **Reading of Minutes**
 - Barnett motion to forgo reading of minutes and approve Minutes of Regular meeting on 10/21/25.
 - i. Motion by Barnett second By Bouters
 - ii. In favor - Barnett, Lewis, Bouters, Greenly.

4. **Directors reports:**
 - **President Report:**
 - Ballenger has been here for days adjusting sprinklers, and everything is on a schedule.
 - Stumps have been removed in numerous spots.
 - Replaced roughly 15 lights on Mount Carmel near lumsden and Lowes side.
 - Discuss concern with insurance requiring outside visitors to events needing a policy.
 - I got one bid for the pool re-marcite, looking to get more
 - New Tampa fence next job is Mount Carmel fence and stump straightening.
 - **Vice - President Report:**
 - Nothing

- **Treasurer Report:**
 - Nothing
- **Secretary Report:**
 - Nothing
- **McNeil Management:**
 - Covered current finances of the HOA

5. Committee Reports:

- **Social Committee:** - Nothing
- **ACC Committee** - Nothing
- **Community Property Committee** - Nothing

6. Unfinished Business:

None

7. New Business:

A. INVOICES TO APPROVE –UNDER REVIEW AND APPROVE

1. INVOICES FROM BALLENGER LANDCARE FOR IRRIGATION REPAIRS/ WAITING

On Motion: To approve invoice from Ballenger for \$2999.

Motion made by Barnett, second by Greenly

- i. Discussion among Directors and Members

Motion Approved by - Barnett, Lewis, Bouters, Greenly

2. INVOICES FROM PANORAMA TREE CARE/ WAITING BIDS: 4350.00, 5385.00

On Motion: To approve an amount up to \$4350 for Tree removal on South Valrico Road.

Motion made by Bouters, second by Barnett

- i. Discussion among Directors and Members

Motion Approved by - Barnett, Lewis, Bouters, Greenly

3. INVOICES FROM SAV A BUC POOL SERVICE

N/A

4. INVOICE FOR MORNINGSTAR/ WAITING

N/A

5. INVOICE FOR NEW TAMPA FENCE/ FUTURE REPAIRS MT CARMEL/
WAITING

N/A

6. INVOICE FOR PATIO FURNITURE REPAIRS/ 25 REMAINING CHAIRS
RESTRAP \$3225.00

On Motion: To take an additional 10 more lounge chairs for restrap at
\$1284.00

Motion made by Barnett, second by Lewis

- i. Discussion among Directors and Members

Motion Approved by - Barnett, Lewis, Bouters, Greenly

7. INVOICE FOR GATETECH/ EMERGENCY CALL BOX \$1873.19

On Motion: To approve Gatetech to install call box proposal \$1873.19

Motion made by Barnett, second by Greenly

- i. Discussion among Directors and Members

Motion Approved by - Barnett, Lewis, Bouters, Greenly

- B. DISCUSS AND APPROVE TREE, LANDSCAPING, IRRIGATION WORK

On Motion: To approve up to \$250 to Olin for landscape lighting parts.

Motion made by Barnett, second by Bouters

- Discussion among Directors and Members

Motion Approved by - Barnett, Lewis, Bouters, Greenly

On Motion: To approve Proposal #580 from Ballenger for up \$2999.

Motion made by Barnett, second by Bouters

i. Discussion among Directors and Members

Motion Approved by - Barnett, Lewis, Bouters, Greenly

C. DISCUSS AND APPROVE PLAYGROUND AND PARKING LOT WORK

On Motion: To approve up to \$400 for Bocce ball court renovation and materials.

Motion made by Barnett, second by Greenly

• Discussion among Directors and Members

Motion Approved by - Barnett, Lewis, Bouters, Greenly

D. DISCUSS AND APPROVE REPAIRS TO S. VALRICO RD ENTRY/ WAITING INSURANCE CLAIM.

N/A

E. DISCUSS PLANS FOR LANDSCAPING PROJECT FOR NEIGHBORHOOD

Barnett - I recommend starting at the entry monuments moving into the neighborhood in steps. Transplanting plants to other places when possibly, buying new plants when needed. Paint monuments and fence columns a matching color. We need to find a dyed hardwood mulch to lay throughout the neighborhood.

8. Adjournment:

On Motion: To adjourn by Barnett.

Motion made by Barnett, second by Bouters.

Motion Approved by - Barnett, Lewis, Bouters, Greenly

**Meeting Adjourned at 8:56 PM